



7 Summergate Road, Annan, DG12 6EX

Offers Over £375,000

C&D Rural

7 Summergate Road, Annan, DG12 6EX

- Four bedroom detached family home
- Luxury family kitchen with open plan dining and two sets of double French doors to rear garden
- Spacious living room with bay window and log burner
- Principle bedroom with ensuite
- Modern fixtures and fittings
- Fully refurbished including re-wire, new heating system, new radiators and new plumbing
- Large double garage with electric doors
- Private, corner plot with electric gates for access to large gravelled driveway
- Low maintenance gardens

Council Tax band: E

Tenure: The Heritable (Scottish equivalent of Freehold) title

EPC Energy Efficiency Rating: D

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An immaculately presented four bedroom detached family home in a highly desirable part of Annan. This exceptional home has been completely refurbished, including re-wiring, new heating system, new plumbing and radiators, as well as full modernisation internally and now offers a unique opportunity to acquire a spacious family home in turnkey condition on a popular road in Annan. 7 Summergate Road also offers a large secluded plot, ample off street parking with secure electric gated access and a link detached double garage, all whilst being within walking distance of the town's amenities.

The Accommodation

Upon entering the property, a bright and welcoming hallway, laid with LVT herringbone style flooring throughout the entire ground floor, and gives access to all communal rooms including the stunning, modern fitted kitchen with granite worksurfaces and incorporating an integrated Indesit dual electric oven and grill, full height integrated fridge and freezer, induction hob, dishwasher sink and drainer. A centre island with built-in sink allows for a central prep and cleaning area whilst enhancing the flow and social aspect of the kitchen.

The living room is the perfect size for entertaining, boasting a beautiful five section bay window and log burning stove set on a stone hearth. Adjacent to the main living room is a smaller reception or snug room which would also lend itself as an excellent office/studio space.



The ground floor is completed by a downstairs WC and a useful utility room with plumbing for a washing machine and tumble dryer. From the utility room a back door allows easy access to the rear garden and patio and an internal door into the double garage. The garage has been adapted for business use with a stud wall erected to create some additional storage but this can be reversed easily. The garage benefits from two electric doors, insulation and at the rear there is a WC room with hand basin.

The first floor offers four double bedrooms with the principal bedroom suite featuring an ensuite shower-room with double walk in mains fed shower, led touch screen mirror above hand wash basin with vanity unit and WC. There are a further 3 good size bedrooms, one of which is being utilised as a dressing room but would easily fit a double bed. The family bathroom has been finished beautifully, boasting a deep tub, freestanding bath, hand wash basin on a granite surface with vanity unit beneath and led touch screen mirror above and WC. Access to the loft is through a hatch on the landing, which is boarded and well insulated.

Externally the property sits in a large, private corner plot with electric gated access, cctv and high walled boundary. The plot is principally laid with loose stone creating an extensive driveway however, there is scope to bring back sections of garden at the side of the house if desired. At the rear of the property, there is a large outdoor patio and lawn laid with astroturf for low maintenance.



Location Summary

The property is located in a popular area of the charming town of Annan in Dumfries and Galloway. Annan is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is only half a mile away, providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby A75 provides easy road access to the M74, connecting to major cities across Scotland and Northern England.

The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, restaurants, doctors and dentists. For families, the property is well-served by excellent local schools, such as Elmvale and Newington Primary School as well as Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away.







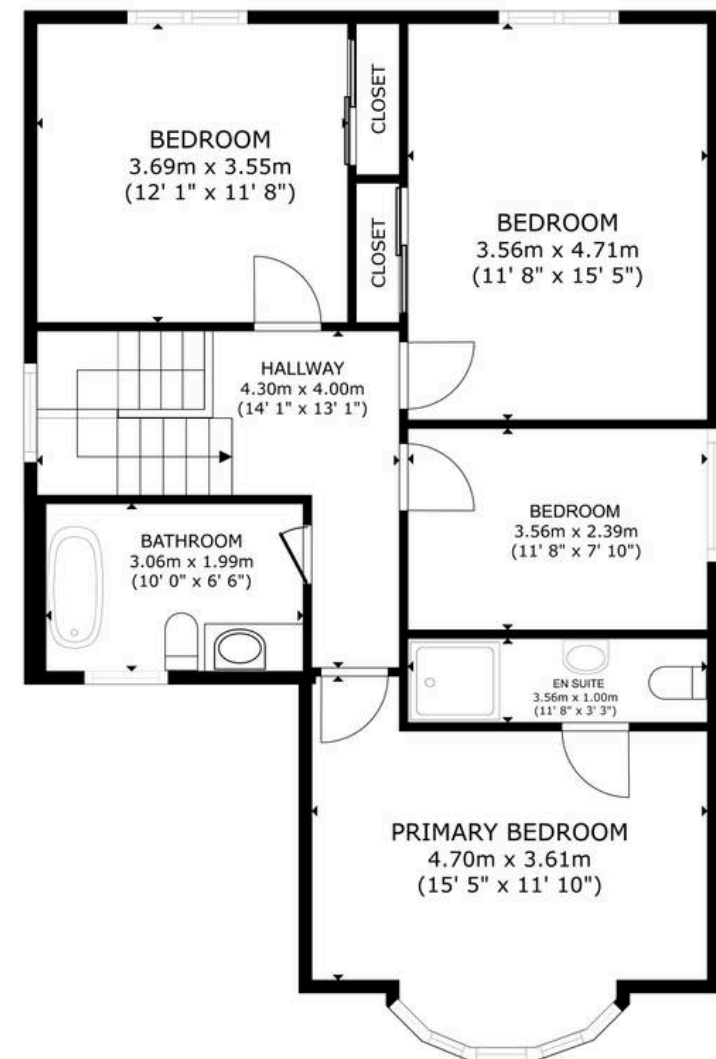








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 116.2 m² (1,251 sq.ft.) FLOOR 2 79.9 m² (860 sq.ft.)
 TOTAL : 196.1 m² (2,111 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: D

Broadband: Fibre broadband is available and there is good mobile coverage.

Services: 7 Summergate Road is serviced by mains water supply, mains electricity, mains drainage and gas central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band E .

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.